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MEMORANDUM MAY 10, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CROSSTOWN INDUSTRIAL PARK, TRANSFER OF TITLE FOR PARCEL 2 TO ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION

On January 3, 1979, the Authority and the Commonwealth of Massachusetts entered into an Agreement concerning the Southwest Corridor Land Use Plan. Under the Plan, the Economic Development Industrial Corporation (EDIC) would develop Parcel 2 of the City's Crosstown Industrial Park. The only property in Parcel 2 not owned by EDIC at the time was transferred by the State to the Authority for use by EDIC as an industrial park.

The Economic Development Plan for the Crosstown Industrial Park, which was approved by the City Council and the Mayor in December of 1983, required that the parcel be utilized by EDIC for industrial development purposes. EDIC has agreed to assume responsibility under the assignment provisions of the Agreement between the Authority and the State Department of Public Works to ensure that all appropriate provisions of the Agreement are carried out with respect to all transactions concerning the site and further agrees to return to the Authority and the State their respective shares, if any, of net proceeds from disposition of the property pursuant to the terms and conditions of the Industrial Development Plan and the Agreement.

In order to ensure EDIC and their potential lessees that the land will, in fact, be made available expeditiously, it is recommended that the Authority adopt the attached Resolution indicating the Authority's intent to, not only give a final designation, but also to transfer title in fee simple to EDIC promptly after receiving evidence that the corporation is ready to enter into a lease or purchase agreement with a financially capable industrial development user. Such Resolution provides that the transfers will be made in accordance with the terms and conditions in the Agreement with the State Department of Public Works dated January 3, 1979.

MAY 10, 1984

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: CROSSTOWN INDUSTRIAL PARK
TRANSFER OF TITLE FOR PARCEL 2
TO ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION

WHEREAS, on January 3, 1979, the Boston Redevelopment Authority ("the Authority") entered into an Agreement with the Massachusetts Department of Public Works ("the Department") for the transfer of certain properties previously acquired by the Commonwealth of Massachusetts for the Southwest Corridor Project; and

WHEREAS, these properties included a tract of land bounded by Harrison Avenue, Melnea Cass Boulevard, Albany Street and Webber Street in the Roxbury/South End section of Boston, abutting property owned by the Economic Development and Industrial Corporation ("the Corporation") and known as "Parcel 2"; and

WHEREAS, the Economic Development Plan ("the Plan") for Crosstown Industrial Park ("the Park"), as prepared and amended by the Corporation on May 9, 1977 and December 7, 1977, respectively, calls for the inclusion of this tract of land in Parcel 2 for industrial development purposes; and

WHEREAS, the Authority has supported and continues to support the implementation of the Plan; and

WHEREAS, the Corporation is presently negotiating with several prospective industrial tenants for leases or sale of and permission to build on Parcel 2 and the other land that together comprise Parcel 2;

NOW, THEREFORE, BE IT RESOLVED THAT:

It is the Authority's intention to transfer title-in fee simple-to this tract of land to the Corporation promptly after receiving evidence that the Corporation is ready to enter a lease or purchase agreement for all or a portion of this property with a specific financially capable industrial development user.

AND BE IT FURTHER RESOLVED THAT:

Such transfer of title shall be made in accordance with the same terms and conditions that govern the Department's transfer of this property to the Authority, as set forth in the Agreement of January 3, 1979, specifically as to the provisions for "Consideration" in Section 2 of this Agreement and that the terms of the Agreement are incorporated herein by reference.